

Development Sites

FAIRNEY BUSINESS PARK

Fraserburgh, AB43 9LG

- Industrial/Business Land
 - Gross site area 3.62 hectares (8.94 acres) approx.
 - Can be sub-divided to create smaller Plots
- Offers over £150,000/acre

Contact Details
Telephone: 01467 469261
Email: estates@aberdeenshire.gov.uk
www.aberdeenshire.gov.uk/property

FOR SALE

Location:

The subjects are located in the town of Fraserburgh which is located approximately 40 miles north of Aberdeen. The site is situated adjacent to West Shore Road a short drive from Fraserburgh town centre and the busy harbour area.

Extract plans are provided below and above showing the location and approximate extent of the subjects.

Description:

The subjects comprise a development site extending to approximately 3.62 hectares (8.94 acres or thereby) and offers the opportunity for industrial; business or storage/distribution uses subject to obtaining the necessary consents.

The site will be sold as seen and no guarantees or warranties are available.

Services:

We understand that 1.18 hectares (2.92 acres) is already served with access road, mains electricity, drainage, and water installed. The remaining land remains to be connected to roads and services which lie immediately adjacent.

Interested parties must satisfy themselves regarding the location and capacity of services.

Rating Information:

The site is not currently entered in the Valuation Roll and any development would require a new assessment. Please contact Grampian Assessors for further details.

Phone: 01261 815516

Email: banff@grampian-vjb.gov.uk

Planning:

All planning enquiries should be directed to:

Banff and Buchan Area Planning Office

Town House

Low Street

Banff AB45 1AY

E: bb.planapps@aberdeenshire.gov.uk

Developer Obligations:

If it is intended have any sort of residential use on the site then developer obligations may be payable. The Developer Obligation Team can be reached on:

T: 01467 536928

E: developerobligations@aberdeenshire.gov.uk

Viewing Arrangements:

To arrange a viewing please contact:

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Price:

Offers over £150,000 per acre are invited.

Tenure:

The land is offered for sale or on the basis of a 175-year ground lease subject to a grassum (premium) payment in lieu of annual rent.

VAT:

VAT will not be payable on the sale price.

Land and Buildings Transaction Tax (LBTT):

The purchaser / ground lease tenant will be liable for any applicable LBTT and registration dues.

Legal Costs:

Each party will be responsible for their own legal and other expenses.

Date of Entry:

To be agreed upon conclusion of legal formalities.

Viewing Arrangements:

The site is available to view without appointment by going along to the site. For further information, please contact: Estates Admin:

T: 01467 469261

E: Estates@Aberdeenshire.gov.uk

Offers:

Any persons who wish to submit an offer to purchase the property should note their interest with the Estates Manager, Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB, 01467 536116.

Bidders should note that the Council is not bound to accept the highest or indeed any offer received.

Offers to purchase must state the price, proposed use and must be valid offers in accordance with Scottish Law and submitted in the official tender envelope. Offers submitted otherwise than in accordance with this requirement may not be considered.

In the event that a closing date is set, all persons who have noted their interest in the property will be sent details of the closing date, together with details of the Council's tender procedures that must be strictly adhered to.

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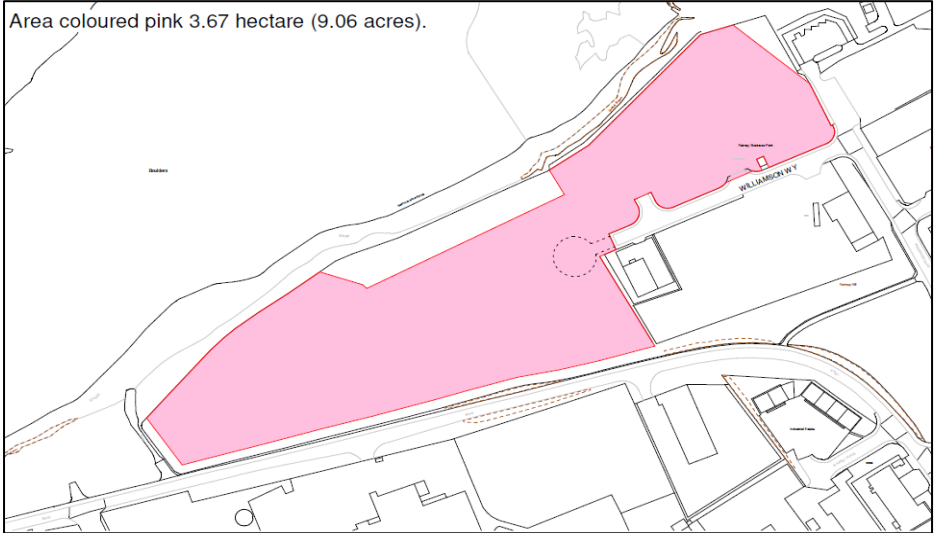
www.aberdeenshire.gov.uk/property

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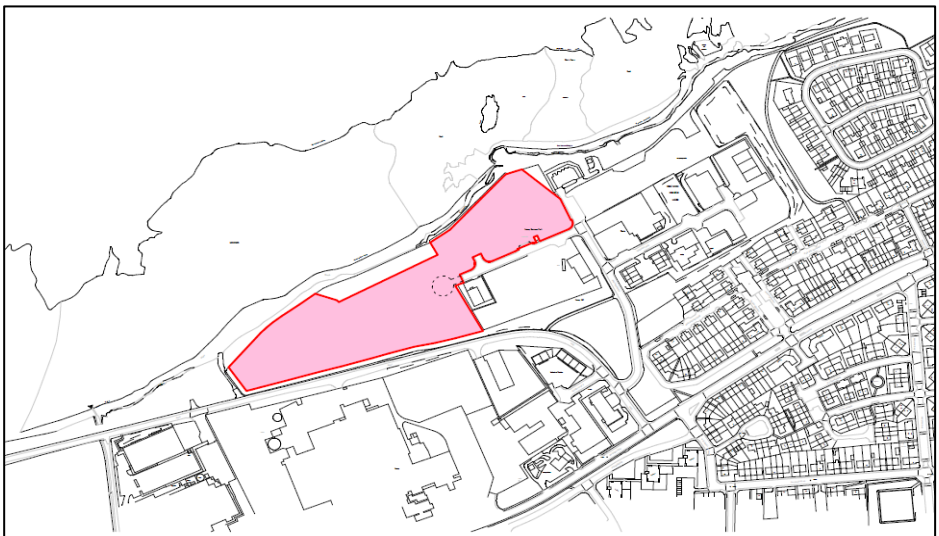
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Site Plan:

Area coloured pink 3.67 hectare (9.06 acres).



Location Plan:



Aberdeenshire Council give notice that:

1. Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending tenants or purchasers should not rely upon them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
3. No person in the employment of Aberdeenshire Council has any authority to make or give any representation or warranty whatever in relation to this property.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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Date of publication: April 2024